

BY AUTHORITY

RESOLUTION NO. CR12-0985
SERIES OF 2013

COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A RESOLUTION

Accepting and approving the plat of Stapleton Filing No. 39.

WHEREAS, the property owners of the following described land, territory or real property situate, lying and being in the City and County of Denver, State of Colorado, to wit:

A part of the Northwest Quarter of Section 22, Township 3 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 22;

thence North 36°17'24" East a distance of 1017.45 feet to a southeasterly corner of Tract A (Future R.O.W. for Central Park Blvd.), Stapleton Central Park Blvd. Filing No. 1, recorded at Reception Number 2012082116 in the Clerk and Recorder's Office of said City and County of Denver and the **POINT OF BEGINNING**;

thence North 00°00'00" East, along the easterly line of said Tract A (Future R.O.W. for Central Park Blvd.), a distance of 840.02 feet;

thence North 90°00'00" East a distance of 88.15 feet;

thence South 86°11'09" East a distance of 285.63 feet;

thence South 90°00'00" East a distance of 39.46 feet;

thence North 78°41'24" East a distance of 9.82 feet;

thence North 11°18'36" East a distance of 9.82 feet;

thence North 00°00'00" East a distance of 5.00 feet;

thence North 90°00'00" East a distance of 68.00 feet;

thence South 00°00'00" East a distance of 5.00 feet;

thence South 11°18'36" East a distance of 9.82 feet;

thence South 78°41'24" East a distance of 9.82 feet;

thence South 90°00'00" East a distance of 5.00 feet;

thence South 00°00'00" East a distance of 68.00 feet;

thence North 90°00'00" West a distance of 5.00 feet;

thence South 78°41'24" West a distance of 9.82 feet;

thence South 11°18'36" West a distance of 9.82 feet;

thence South 00°00'00" East a distance of 400.79 feet to a point of curve;

thence along the arc of a curve to the left having a radius of 164.00 feet, a central angle of 27°33'39", an arc length of 78.89 feet and whose chord bears South 13°46'50" East a distance of 78.13 feet to a point of non-tangent curve;

thence along the arc of a curve to the left having a radius of 24.00 feet, a central angle of 19°00'51", an arc length of 7.96 feet and whose chord bears North 84°00'19" East a distance of 7.93 feet to a point of reverse curve;

thence along the arc of a curve to the right having a radius of 46.00 feet, a central angle of 243°30'55", an arc length of 195.51 feet and whose chord bears South 16°15'21" West a distance of 78.23 feet;

thence North 90°00'00" West a distance of 17.46 feet;

thence South 57°10'57" West a distance of 15.81 feet to a point of curve;

1 thence along the arc of a curve to the right having a radius of 117.50 feet, a central angle of 16°28'59", an
2 arc length of 33.80 feet and whose chord bears South 65°25'26" West a distance of 33.69 feet to a point of
3 reverse curve;

4 thence along the arc of a curve to the left having a radius of 20.00 feet, a central angle of 73°39'56", an arc
5 length of 25.71 feet and whose chord bears South 36°49'58" West a distance of 23.98 feet;

6 thence South 00°00'00" East a distance of 283.41 feet to the northerly line of ALTA Parcel 1 (TOS)
7 described at Reception Number 2009082914 in said Clerk and Recorder's Office;

8 thence North 85°34'13" West, along said northerly line, a distance of 368.90 feet to said easterly line of
9 Tract A (Future R.O.W. for Central Park Blvd.);

10
11 thence along said easterly line of Tract A (Future R.O.W. for Central Park Blvd.) the following two (2)
12 courses:

13 1.) North 00°00'00" East a distance of 53.20 feet;

14 2.) North 45°07'52" West a distance of 75.08 feet to the **POINT OF BEGINNING**;

15
16 Containing 450,921 square feet or 10.352 acres, more or less.

17
18 propose to lay out, plat and subdivide said land, territory or real property into blocks, lots and tracts,
19 and have submitted to the Council of the City and County of Denver a plat of such proposed
20 subdivision under the name and style aforesaid, showing the adjacent streets and platted territory,
21 accompanied by a certificate of title from the attorney for the City and County of Denver.

22 **WHEREAS**, said subdivision was surveyed by or under the direction of the City Engineer of
23 the City and County of Denver and said City Engineer has certified as to the accuracy of said survey
24 and said plat or map and their conformity with the requirements of Chapter 49, Article III of the
25 Revised Municipal Code of the City and County of Denver, and said plat has been approved by the
26 City Engineer, the Manager of Community Planning and Development, the Manager of Public Works
27 and the Manager of Parks and Recreation;

28 **NOW THEREFORE**,

29 **BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

30 **Section 1.** That the Council hereby finds and determines that said land, territory, or real
31 property has been platted in strict conformity with the requirements of the Charter of the City and
32 County of Denver.

33 **Section 2.** That the said plat or map of Stapleton Filing No. 39 be and the same are hereby
34 accepted by the Council of the City and County of Denver.

35

1 COMMITTEE APPROVAL DATE: January 3, 2013 by consent

2 MAYOR-COUNCIL DATE: January 8, 2013

3 PASSED BY THE COUNCIL: _____, 2013

4 _____ - PRESIDENT

5 ATTEST: _____ - CLERK AND RECORDER,
6 EX-OFFICIO CLERK OF THE
7 CITY AND COUNTY OF DENVER
8

9 PREPARED BY: Patrick A. Wheeler, Assistant City Attorney - DATE: January 10, 2013

10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of the
11 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §
13 3.2.6 of the Charter.

14
15 Douglas J. Friednash, Denver City Attorney

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17 BY: _____, Assistant City Attorney DATE: _____, 2013